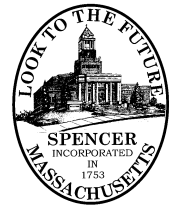


Planning Board
Zoning Board of Appeals
Conservation Commission
Board of Health

Town Planner
Inspector of Buildings
Health Agent
Wetland/Soil Specialist

TOWN OF SPENCER

Office of Development & Inspectional Services



Memorial Town Hall
157 Main Street
Spencer, MA 01562

Tel: 508-885-7500 ext. 180
Fax: 508-885-7519

PLANNING BOARD Fee Schedule

ANR's	\$150 for the first three lots, \$50 for each additional lot
Preliminary Plan	\$565 plus \$115 per lot
Definitive Plan	\$1,000 plus \$115 per lot
Definitive Subdivision Plan w/o Preliminary Plan	\$2,500 plus \$115 per lot
All other Planning Board Special Permits	\$540*
Extension/Renewal of existing Special Permit (no changes or minor modifications)	\$150 Plus advertising, the applicant is responsible for sending abutter notifications.
Amending an existing Special Permit (minor modifications)	\$150 Plus advertising, the applicant is responsible for sending abutter notifications.

*The Planning Board is the Special Permit Granting Authority for uses listed in Section 7.2.1.A. of the Zoning Bylaw.
All other Special Permits are issued by the Zoning Board of Appeals

Type of Application/ Site Plan Review:	Set Fee	Additional Fee
Minor Site Plan	\$100	\$0
Major Site Plan, up to 100,000 square feet of land disturbance (2.3 acres)	\$500	\$0
Major Site Plan, over 100,000 square feet of land disturbance (2.3 acres) - Retail Business and Consumer Services	\$500	\$10 per parking space
Major Site Plan, over 100,000 square feet of land disturbance (2.3 acres) – any other use category	\$500	\$3.50 per 1,000 square feet of land disturbance
Site Plan Review required for construction or expansion of parking lot only	\$100	\$0
Amending Existing Site Plan within two years of approval date (minor modification)	\$150	Plus advertising, the applicant is responsible for sending abutter notifications.
Any other Public Hearing Request	\$50	Plus advertising, the applicant is responsible for sending abutter notifications.

ONCE A PERMIT IS PROCESSED FEES ARE NON-REFUNDABLE

Stormwater Permit:

For Stormwater Permits for projects requiring other Planning Board permits, the fees applicable to those permits shall apply for other Stormwater Permits, fees are as follows (section numbers refer to Stormwater Regulations):

- 1) The Conservation Commission and Planning Board fee is \$100.00 plus advertising; the applicant is responsible for sending abutter notifications.
- 2) Single-family homes, 2 family homes, and driveways not otherwise requiring Conservation Commission or Planning Board review (Section 5.B.1): **\$150** (Submitted to Department of Utilities & Facilities)

Notes:

The cost of any third-party engineering review (i.e. peer review) shall be paid by the applicant; a deposit of \$2,000 shall be submitted with any application for major site plans. Said funds will be held in a special account through the ODIS. For projects where these costs are higher than \$2,000, the applicant shall replenish the account upon notice by the ODIS. All funds remaining in the account at the completion of the project shall be returned to the applicant.

Any resubmission of a site plan requires the full fee to be paid, except for applications for developments with greater than 100,000 square feet of land disturbance, where the fee shall be set by the Director of ODIS to reflect a realistic amount based on the review and inspection work expected and the amount of fees previously paid.